

BEFORE THE  
TENNESSEE STATE BOARD OF EQUALIZATION

*In Re:*           CPG Finance II LLC % Chelsea Property Group   )  
                  District 13, Map 35, Control Map 35, Parcel 16.02   )  
                  Commercial Property                                   )  
                  Tax year 2005    )

Obion County

INITIAL DECISION AND ORDER

Statement of the Case

The Obion County Board of Equalization has valued the subject property for tax purposes as follows:

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	ASSESSMENT
\$179,300	\$1,621,400	\$1,800,700	\$720,280

On July 25, 2005, the State Board of Equalization received an appeal on behalf of the property owner.

This matter was set to be heard before the undersigned administrative judge on May 11, 2006 in Jackson.

Findings of Fact and Conclusions of Law

Prior to the scheduled hearing, the parties stipulated in writing that the market value of the subject property as of January 1, 2005 was \$1,225,000.

The administrative judge finds no reason to reject this stipulated value.

Order

It is, therefore, ORDERED that the following values be adopted for tax year 2005:

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	ASSESSMENT
\$179,300	\$1,045,700	\$1,225,000	\$490,000

Pursuant to the Uniform Administrative Procedures Act, Tenn. Code Ann. §§ 4-5-301—325, Tenn. Code Ann. § 67-5-1501, and the Rules of Contested Case Procedure of the State Board of Equalization, the parties are advised of the following remedies:

1. A party may appeal this decision and order to the Assessment Appeals Commission pursuant to Tenn. Code Ann. § 67-5-1501 and Rule 0600-1-.12 of the Contested Case Procedures of the State Board of Equalization. Tennessee Code Annotated § 67-5-1501(c) provides that an appeal “**must be filed within thirty (30) days from the date the initial decision is sent.**” Rule 0600-1-.12 of the Contested Case Procedures of the State Board of Equalization provides that the appeal be filed with the Executive Secretary of the State Board and that the

appeal **"identify the allegedly erroneous finding(s) of fact and/or conclusion(s) of law in the initial order"**; or

2. A party may petition for reconsideration of this decision and order pursuant to Tenn. Code Ann. § 4-5-317 within fifteen (15) days of the entry of the order. The petition for reconsideration must state the specific grounds upon which relief is requested. The filing of a petition for reconsideration is not a prerequisite for seeking administrative or judicial review.

This order does not become final until an official certificate is issued by the Assessment Appeals Commission. Official certificates are normally issued seventy-five (75) days after the entry of the initial decision and order if no party has appealed.

ENTERED this 5<sup>th</sup> day of May, 2006.



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PETE LOESCH  
ADMINISTRATIVE JUDGE  
TENNESSEE DEPARTMENT OF STATE  
ADMINISTRATIVE PROCEDURES DIVISION

cc: Travis B. Mauldin  
Kathy Robertson, Obion County Assessor of Property

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